

Oak Hills Homeowners Association
Monthly Board Meeting Minutes – Open Session
March 18, 2026

1. CALL TO ORDER

President Barbara Gulley called the meeting to order at 7:09PM. (Meeting was delayed due to room availability)

2. ROLL CALL

Board Members

Barbara Gulley, President
Jackie Lonerio, Vice President
Rod Karg, Treasurer
Holly Gray, Secretary
Roy Ray, Member at Large

3. APPROVAL OF AGENDA & MINUTES

- a. The Agenda for tonight's meeting was approved.
- b. The Minutes of February 18, 2026 Board Meeting were approved.

4. CORRESPONDENCE

- a. 2 homeowners with Community Financial log in problems.
- b. New key request.
- c. Barking dog complaint.
- d. Realtor asking about fence placement on Rye Ct.
- e. Homeowner reporting access path on Clover Trail is not being maintained.

5. EXECUTIVE ACTIONS

- a. Documents sought by homeowner have been provided. According to the lawyer, the homeowner has refused Internal Dispute Resolution which would have been the next step in the legal process.
- b. Motion to send homeowner to collections passed.
- c. Board discussed needed changes to the collections policy.

***NEW BUISNESS:** 8.c Appointment of new board member - Motion to appoint Kathryn Pernet to the open board seat which expires in May 2027 approved.

6. REPORTS

- a. Emma - Administrative
 1. Greenbelt will be published by end of March.
 2. ECHO scholarship awarded for 2026.
 3. Gate for 156 ordered.
 4. 4 collection warning letters have been sent to homeowners.
- b. Jackie – Maintenance
 1. Pool is open.
 2. Fire extinguishers to be refilled.
 3. Tennis court cracks are being tended to. Possible court redo in a few years,

depending on reserve study.

4. Replacement of patio furniture desired.

c. Rod - Greenbelt & Landscaping

1. Ditch dug by Caltrans last year is filled with dirt from farm across 156, south of Clover Trail. Rod to contact AG Commissioner.

2. CalFire- Rod has been trying to reschedule their next visit in June with no returned calls for last 2 months.

3. Small dirt bike seen riding in Greenbelt will be found and asked to refrain from riding there.

4. Olive tree trimming conversation.

d. Rod – Financials

1. Rod and Roy have reviewed the financials.

7. OLD BUSINESS

a. CSA 45 – No meetings, no financial statement or budget given.

b. Street Light – No update from PGE.

c. Gate at 156 – Ordered arriving 3/20/26, installation to begin next week.

8. NEW BUSINESS

a. Election by acclamation – Motion made to have the election by acclamation at the Annual Meeting due to the fact that only 1 person is nominated and 6 seats are open has passed.

b. Proposed Collection Policy – Motion to send the proposed Collection Policy to attorney for review was approved. The new policy mentions the collection agency and fail to pay assessment consequences.

c. Appointment of new board member - *see above

4. PUBLIC/BOARD COMMENTS

10. ADJOURNMENT

7:51pm by Barbara

The next monthly Board meeting is scheduled for **April 15, 2026**, at 7:00pm at the **Castroville Library**.